

**City of Eau Claire
Plan Commission Minutes**

Meeting of May 4, 2015

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Weld, Larsen, Pederson, Granlund, Seymour, Radabaugh, Brenholt
Ms. Mitchell, Ms. Ebert

Staff Present: Messrs. Tufte, Reiter, Genskow, Schatz

The meeting was chaired by Mr. Weld.

1. **REZONING (Z-1558-15) – West Riverside District Plan - Downzoning**

Mr. Tufte presented a proposal to downzone areas with R-3 and R-4 zoning that are presently developed with older single-family homes in the West Riverside area. This proposal originates from the Land Use Plan from the West Riverside District Plan. The purpose of the downzoning is to significantly reduce the number of non-conforming uses in the area. Under the proposed zoning, a duplex will be a permitted use with 6,875 square feet in the RM-P zone, instead of 8,000 square feet. This will reflect the existing housing uses within the area. Mr. Tufte explained that staff held a public meeting with the neighborhood and received about 30 phone calls on the rezoning.

Barbara Gosch, 1626 Whipple Street asked several questions about the rezoning, which were answered by Mr. Tufte.

No one appeared in opposition.

Ms. Mitchell moved to recommend the rezoning as proposed. Mr. Granlund seconded and the motion carried.

2. **CONDITIONAL USE PERMIT (CZ-1505) – Tavern/restaurant in I-1 District, 97 W. Madison Street and**
SITE PLAN (SP-1515) – Lazy Monk Brewery
and

EXCESS PROPERTY – Sale of part of 97 W. Madison Street (for Recommendation)

Lien & Peterson Architects has submitted a request to allow a restaurant/tavern to be located in an I-1 district and to approve the site plan for the Lazy Monk Brewery to be located at 97 W. Madison Street. The site has commercial uses to the north and west, a residence to the south and the river to the east. Solid effective screening is required along the south lot line adjacent to a future trail. The site plan notes the seating capacity as 180 occupants. This requires 60 stalls but with additional reductions for the bus line, and bicycle parking only requires 48 stalls. The first floor elevation of the building is 787.6 feet. This means the first floor is above the regional flood. A portion of the property will be retained by the City adjacent to the river to provide a pedestrian trail underneath the Madison Street bridge. A trail will be constructed to connect to West Madison Street.

Ms. Theresa Frank, 1421 Hogeboom Avenue, and Bill Boettcher, architect, spoke in support. Ms. Frank explained why this location will work for them as operators of the business. Mr. Boettcher explained the flood elevations.

Mr. Jim Pathos, 2616 E. Lexington Blvd., stated that he owns the duplex to the south, at 1317 First Avenue, and is concerned that operation may affect his ability to rent the units. He proposed restricting the hours of operation to the hours that they currently use at their existing location.

Mr. John Albertson, 3935 Tower Drive, requested that he be allowed to purchase the former Charlson sign.

Dr. David Menard, 1727 Western Avenue, spoke in support. He said the operation is very quiet.

Mr. Larsen moved to approve the conditional use permit and approve the site plan with the conditions listed in the staff report. Mr. Radabaugh seconded and the motion carried. Mr. Granlund abstained.

Ms. Mitchell moved to recommend that a portion of the city owned parcel be declared as excess and sold to the Lazy Monk. Mr. Brenholt seconded and the motion carried. Mr. Granlund abstained.

3. **SITE PLAN (SP-1516) – Marshfield Clinic Addition**

Architectural Design Group has submitted a site plan for an addition to Marshfield Clinic for a healing and rehabilitation center at 2116 Craig road. The site plan shows a one-story addition to the south wall of the existing clinic within the existing parking lot. There are 724 parking stalls at this site and to the east. This plan still allows for a possible relocation of Lasker Drive along the south lot line of this property.

David Kimball, architect, and Sean Bohan, Architectural Design Group spoke in support.

Mr. Seymour moved to approve the site plan with the conditions listed in the staff report. Ms. Ebert seconded and the motion carried.

4. **SITE PLAN (SP-1517) – RB Scott Addition**

Royal Construction has submitted a site plan for additions to the RB Scott Company building at 1011 Short Street. The site plan shows a 4,905 square foot office addition, a 5,715 square foot warehouse addition and a 2,226 square foot loading dock addition to the northwest wall of the existing building. A new 32-stall parking lot is added to the front of the building.

Brian Bessinger, Royal Construction spoke in support.

Mr. Pederson moved to approve the site plan with the conditions listed in the staff report. Mr. Radabaugh seconded and the motion carried. Mr. Granlund abstained.

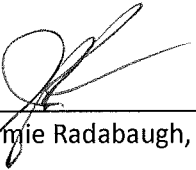
5. **DISCUSSION**

Comprehensive Plan Update

Mr. Tufte briefed the Commission on a letter about the Health Chapter. Mr. Tufte felt the Health Chapter Plan was recently written and therefore these specific items mentioned in the letter do not need to be covered in the general Comprehensive Plan. The Plan Commission agreed by consensus. The next meeting on the Comprehensive Plan is May 14, 2015.

6. **MINUTES**

The minutes of the meeting of April 20, 2015 were approved.



Jamie Radabaugh, Secretary